



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Mitigated Negative Declaration (ND22-009) for the project described below. The Draft Mitigated Negative Declaration and technical appendices will be available for review at the Development Services Department's public information counter during normal business hours at 1 Civic Center Drive, San Marcos, CA 92069, and on the City's website at:

<https://www.san-marcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents>

**PROJECT NO:** CUP21-0003 & ND22-009

**APPLICANT:** Twin Oaks Valley Winery

**DESCRIPTION OF THE PROJECT:** Request for a Conditional Use Permit, to construct and operate an approx. 3,500 square-foot wine production and tasting room building with outdoor patio, including wine tasting events with acoustical music, and 15 parking spaces at an existing single-family residence and vineyard on a 4.23-acre lot in the Agricultural (A-1) Zone.

**LOCATION:** 1451 Mulberry Drive. Assessor's Parcel Number(s): 182-132-09-00.

**PUBLIC REVIEW PERIOD:** From **February 13, 2023** to **March 15, 2023**.

**PUBLIC HEARING DATE:** A public hearing date has not been scheduled at this time.

The purpose of this notice is to give interested persons an opportunity to be informed of the environmental review process and to provide comments during the public review period prior to any action taken by the City.

For more information regarding this notice or the proposed project, please contact Norm Pedersen, Associate Planner, at 760-744-1050, ext. 3236, or [npedersen@san-marcos.net](mailto:npedersen@san-marcos.net)

**COUNTY CLERK:** Please post this notice until **March 15, 2023** per Section 21092.3 of the Public Resources Code.

\* Negative Declaration means a written statement/analysis describing the reasons why a proposed project's impacts will be less than significant on the environment.



**VICINITY MAP:**

